



Mackworth Green, Finedon
£300,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sought-after village location
- End of terrace character property
- Two double bedrooms
- Ground floor cloaks/w.c.
- Family bathroom downstairs and upstairs shower room

This deceptively spacious and characterful two-bedroom property offers generous accommodation arranged over two floors, combining well-proportioned living space with versatile reception areas.

The ground floor is centred around a bright and spacious living room with engineered oak flooring and a multi-fuel burner providing an excellent space for relaxation and entertaining. Adjacent is a fitted kitchen, benefitting from underfloor heating and integrated fridge, freezer, slimline dishwasher, washing machine and tumble dryer. The kitchen leads through to a utility area and cloakroom/WC, which then leads through to a substantial dining room which has a vaulted ceiling and enjoys an abundance of natural light and offers ample space for family dining and social gatherings with patio doors leading outside. Beyond the dining room is



an impressive principal bedroom complemented by a vaulted ceiling and a well-appointed bathroom benefitting from a 4-piece suite and underfloor heating and patio doors leading outside.

This flexible layout could also lend itself to a variety of uses, including a second reception room, home office or guest accommodation, subject to requirements.

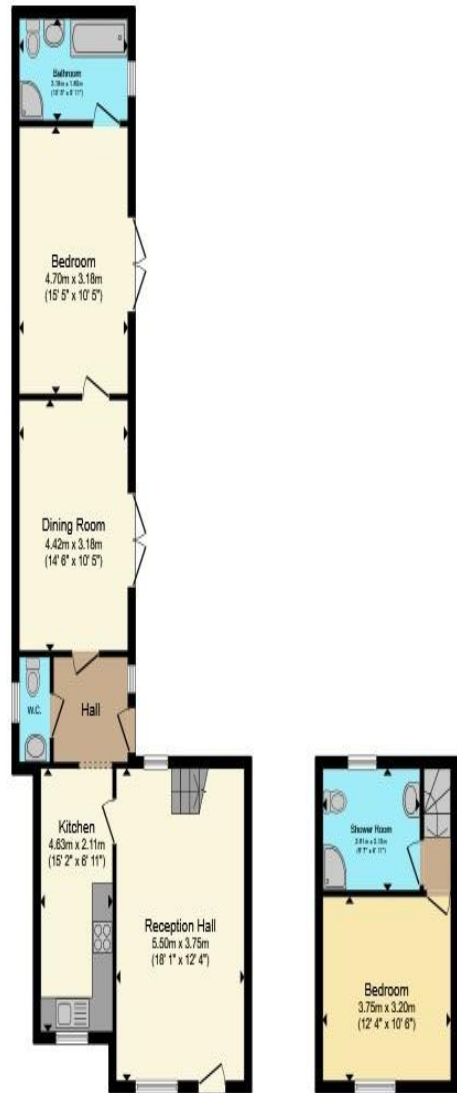
The first floor hosts a further generously sized double bedroom served by a stylish shower room, creating an ideal arrangement for guests or family members seeking additional privacy.

Outside there is a gated, private courtyard garden and a communal parking area.

Offering a unique and versatile layout, excellent room proportions throughout, and a blend of practical and comfortable living accommodation, this attractive home is well suited to a range of purchasers and must be viewed to be fully appreciated.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor

First Floor

Total floor area 93.3 m² (1,005 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

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